

## **State Capitol Committee**

*June 16, 2016*

### **Capitol Campus Planning**

#### **Purpose: Information**

The purpose of this agenda item is to update the State Capitol Committee (SCC) on two Capitol Campus planning projects, the State Capitol Master Plan and Capitol Campus Predesign planning projects. Lenore Miller, Enterprise Services Asset Manager will present the agenda item.

#### **Background**

In the 2015-2017 Capital Budget, the Legislature funded the two planning projects listed below with the following legislative provisos:

1. [State Capitol Master Plan – Proviso \(Section 1101\)](#) \$250,000
  - Identify potential development sites and infrastructure that may be needed for further development.
2. [Capitol Campus Predesign – Proviso \(Section 1100\)](#) \$200,000
  - Develop a predesign that includes, at the minimum, uses for the Pritchard Building and the ProArts site, the General Administration Building replacement or rehabilitation, and the Newhouse Building replacement.
  - The predesign must identify potential tenants, project costs and schedules.

In late April, Enterprise Services issued a notice to proceed to the firm of Schacht|Aslani to provide the planning services for these two planning projects. The key deliverable is an abbreviated predesign that provides development or redevelopment plans for five sites:

- Pritchard Building site, including the parking lot area
- Newhouse Building site, including the Press Houses and the Visitor Information Center block
- General Administration Building site
- ProArts site
- 120 Union Avenue & Washington street site, eastern half of the block

In addition, a list of potential development sites, including the infrastructure required for future development, will be submitted to the Legislature. Draft and final planning documents will be presented to SCC members for consideration and direction.

#### **Status**

The consultant Schacht|Aslani is currently in the information gathering and discovery phase that includes review of previous studies, meetings with key stakeholders and site analyses. The first meetings were held on May 11 that was attended by a diverse group of stakeholders. At the

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June 16 meeting, the results of the stakeholder meetings will be shared with SCC and other information provided by the consultant.

Future action includes:

- In early June, Schacht|Aslani will present discovery information and initial program assessments along with preliminary site analyses.
- Schacht|Aslani will present alternative scenarios for the development sites in mid-July for selection of preferred alternatives.
- Draft preferred alternatives will be developed and presented in mid-August for comments.
- The final abbreviated predesign/development plans will be presented to CCDAC on September 15 and to SCC on October 6 for final comments or direction.
- The final document will be submitted to the legislative fiscal committees by November 1, 2016.

Throughout this process the SCC, CCDAC, Legislative administrators, Enterprise Services, the Office of Financial Management, and other stakeholders will be engaged.

In addition to meeting the legislative proviso requirements, the planning projects provide development plans to inform the update to the 2006 State Capitol Master Plan's *Future Development Opportunities* section. The update to the Master Plan will also include changes (additions/deletions) to designated development sites. Reference: See pages OS-1 to OS-11 at this link to the [2006 State Capitol Master Plan](#)

### **Next Steps**

- Schacht|Aslani will continue to make progress on the project scope of work.
- Enterprise Services will work with the Master Plan sub-group to complete its recommended changes to development sites in the *2006 Master Plan for the Capitol of the State of Washington*.
- In collaboration with OFM, legislative administrators, Schacht|Aslani and other stakeholders, Enterprise Services will identify possible improvements to the Master Plan's Highest and Best Use chart.
- Draft recommendations on topics above will be presented to CCDAC and SCC at future meetings to seek guidance or direction on the preferred alternatives for the development sites and the final abbreviated predesign/development plans.